



# Frederick County Planning Commission

## AGENDA Wednesday January 9, 2019 9:30 am

1<sup>st</sup> Floor Hearing Room, Winchester Hall, 12 E Church St. Frederick, Md.

APPROVED: \_\_\_\_\_

### Notices and Reminders

The County's lobbying ordinance (Chapter 1-7.2 of the code) requires the registration of individuals and entities that qualify as lobbyists. If you will be testifying before the Planning Commission, the ordinance may require that you register as a lobbyist. If you have a question as to the applicability of this ordinance, please contact the County Attorney's Office at (301) 600-1030.

Agenda items will be reviewed in the listed order, however, the agenda is subject to change. It is the responsibility of the applicant and the public to be aware of when their agenda item will be heard.

The Commission will break for lunch at approximately 12:30 pm if the meeting is expected to continue into the afternoon.

#### Providing Public Testimony

- Any individual who wishes to testify on an agenda item is required to be sworn in.
- Testimony should be focused on comments and is not meant to allow for questions/answers.
- Individuals are allotted three (3) minutes and recognized organizations ten (10) minutes.
- Written comments should be submitted at least 48 hours in advance of the meeting to be considered by the Planning Commission.

#### Applicants

- All applicants and their representatives who testify are required to be sworn in.
- Applicant presentations are allotted, fifteen (15) minutes with five (5) minute rebuttal following any public comments.
- Written comments should be submitted at least 48 hours in advance of the meeting to be considered by the Planning Commission.

Individuals requiring special accommodations are requested to contact the County Executive's Office at 301-600-1100 ([tty: use Maryland relay](#)) to make arrangements no later than seven (7) working days prior to the meeting.

Correspondence to the Planning Commission can be sent to: [planningcommission@frederickcountymd.gov](mailto:planningcommission@frederickcountymd.gov)

#### Upcoming Planning Commission Meetings

Wednesday – January 16, 2019 @7:00pm

#### For more information contact

Dept. of Planning or Development Review  
301-600-1138  
[www.FrederickCountyMD.gov/planning](http://www.FrederickCountyMD.gov/planning)



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1. **PLEDGE OF ALLEGIANCE**
2. **PLANNING COMMISSION COMMENTS** INFORMATIONAL
3. **AGENCY COMMENTS / AGENDA BRIEFING** INFORMATIONAL
4. **SITE PLAN** DECISION

a) Sweet Clover – The Applicant is requesting Site Development Plan approval for an Antique, Artisan, and Craft use (Sweet Clover) and a Farm Equipment Service facility in three existing agricultural structures on a 41.1-acre Site, pursuant to the Planned Industrial Development standards in Section 1-19-10.300. Located in the Stanford Industrial Park; East side of US 15 approximately 1 mile south of its interchange with US 340 (4051 Stanford Court). Tax Map: 94, Parcel: 58; Zoned: Limited Industrial (LI); Planning Region: Adamstown  
SP 18-07 (A/P#18527, APFO#18528, FRO#18529)  
*Denis Superczynski, Principal Planner*

b) Mount St. Mary's University Student Venue – The Applicant is requesting Site Development Plan approval for a University facility (5,458 s.f. student venue) on a previously-developed 18.75-acre parcel, adjacent to existing university residence halls. Located on the southwestern corner of the intersection of John Walsh Way and Annandale Road, on the campus of Mount St. Mary's University, near Emmitsburg. Tax Map: 8, Parcel: 48; Zoned: Euclidean Institutional (Ie); Planning Region: Thurmont  
SP 84-22 (A/P#18841, APFO#18842, FRO#18843, SWM#18844)  
*Denis Superczynski, Principal Planner*

c) Ballenger Creek Baptist Church – The Applicant is requesting Site Plan approval for the establishment of a Place of Worship in multiple existing structures on a 5.74-acre site. Located on the west side of Buckeystown Pike (MD 85), 300 feet north of Arcadia Drive/McKinney Circle. Tax Map: 86, Parcel 163; Zoned: Limited Industrial (LI); Planning Region: Frederick  
SP 18-08 (A/P#18536, APFO#18538, FRO#18539)  
*Denis Superczynski, Principal Planner*

d) Sheetz #161 – The Applicant is requesting Site Plan approval to demolish the existing Sheetz and the adjacent Bob Evans and build a new 6,077 square foot Sheetz store and associated gas island on a newly combined lot of 2.45 acres. Located at the intersection of Buckeystown Pike and Spectrum Drive in Frederick, Maryland. Tax Map 77, Parcels 140 & 187; Zoned: General Commercial (GC); Planning Region: Frederick  
*Jerry Muir, Principal Planner*



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- e) [CJ Miller Asphalt Plant](#) – The Applicant is requesting Site Development Plan approval for an asphalt production facility with stockpiling of product, construction of various structures and equipment for the production of hot-mix asphalt, and a 1,200 square foot office building, on a 25-acre site. Located on Buckeystown Pike (MD 85), Frederick, Maryland. Tax Map 95, Parcel 88; Zoned: Mineral Mining; Planning Region: Adamstown  
SP 16-04A (A/P#17807, FRO#17810)  
*Tim Goodfellow, Principal Planner*
  
- f) [Hilton Tru Hotel](#) – The Applicant is requesting Site Development Plan approval for a new 57,564 square foot hotel with 114 guest rooms on a proposed 2.1-acre lot. Located on Governors Way, Frederick, Maryland. Tax Map 86, Parcel 219, Lot 8B; Zoned: Limited Industrial (LI); Planning Region: Frederick  
SP 87-26 (A/P#18845, APFO#18846, FRO#18656)  
*Tim Goodfellow, Principal Planner*